

Approved: \_\_\_\_\_ Mayor

Veto: \_\_\_\_\_

Override: \_\_\_\_\_

#### **RESOLUTION NO. Z-17-04**

*WHEREAS*, **GARY & ROXANA SLOAN** had applied to Community Zoning Appeals Board 14 for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

**SUBJECT PROPERTY:** The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

**LOCATION:** The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida, and

*WHEREAS*, a public hearing of Community Zoning Appeals Board 14 was advertised and held, as required by law, and all interested parties concerned in the matter were given an opportunity to be heard, and upon due and proper consideration having been given to the matter it was the opinion of Community Zoning Appeals Board 14 that the request to permit a single-family residence setback 15' from the front (east) property line would meet the standards of the alternative site development option zoning regulation, and so promote the objectives of creative urban design, infill development and redevelopment and/or preservation and enhancement of property values, and would not contravene the public interest standards enumerated in such regulation, with the result that the public interest served by the underlying zoning district regulations and the CDMP will be commensurately served and should be approved, and said application was approved by Resolution No. CZAB14-5-03, and

*WHEREAS, THE DIRECTOR OF PLANNING AND ZONING* appealed the decision of Community Zoning Appeals Board 14 to the Board of County Commissioners for the following:

Applicant is requesting approval to permit a lot with an area of 1.35 gross acres. (The underlying zoning district regulations require 5 acres).

Upon a demonstration that the applicable standards have been satisfied, approval of such request may be considered under §33-311(A)(14) (Alternate Site Development Option) or under §33-311(A)(4)(c) (Alternate Non-Use Variance [Ordinance #02-138]).

**SUBJECT PROPERTY:** The west 181.5' of the east 1,245.5' of the north 300' of the south 1,943' of the NE ¼ of Section 21, Township 56 South, Range 38 East.

**LOCATION:** The south side of S.W. 234 Street and lying approximately 1,064' west of S.W. 207 Avenue, Miami-Dade County, Florida, and

*WHEREAS,* a public hearing of the Board of County Commissioners was advertised and held, as required by the Zoning Procedure Ordinance, and all interested parties concerned in the matter were given an opportunity to be heard, at which time the appellant and the applicant requested permission to withdraw the appeal and the entire application, and

*WHEREAS,* after reviewing the record and decision of Community Zoning Appeals Board 14 and after having given an opportunity for interested parties to be heard, it is the opinion of this Board to vacate CZAB14-5-03, and that the request to withdraw the appeal and the application should, be granted, and

*WHEREAS,* a motion to vacate CZAB14-5-03 and to withdraw the appeal and the application was offered by Commissioner Dennis C. Moss, seconded by Commissioner Sally A. Heyman, and upon a poll of the members present the vote was as follows:

Bruno A. Barreiro	absent	Dennis C. Moss	aye
Jose "Pepe" Diaz	absent	Dorrin D. Rolle	aye
Betty T. Ferguson	absent	Natacha Seijas	aye
Sally A. Heyman	aye	Katy Sorenson	absent
Joe A. Martinez	absent	Rebeca Sosa	absent
Jimmy L. Morales	aye	Javier D. Souto	aye

Chairperson Barbara M. Carey-Shuler      aye

*NOW THEREFORE BE IT RESOLVED* by the Board of County Commissioners, Miami-Dade County, Florida, that resolution CZAB14-5-03 be and the same is hereby vacated.

*BE IT FURTHER RESOLVED* that the request to withdraw the appeal and the application be and the same are hereby withdrawn without prejudice.

The Director is hereby authorized to make the necessary notations upon the records of the Miami-Dade County Department of Planning and Zoning.

***THIS RESOLUTION HAS BEEN DULY PASSED AND ADOPTED*** this 13<sup>th</sup> day of May, 2004, and shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

No. 03-1-CZ14-4  
ej

**HARVEY RUVIN, Clerk**  
**Board of County Commissioners**  
**Miami-Dade County, Florida**

By \_\_\_\_\_  
Deputy Clerk


**THIS RESOLUTION WAS TRANSMITTED TO THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS ON THE 24<sup>TH</sup> DAY OF MAY, 2004.**

**STATE OF FLORIDA**

**COUNTY OF MIAMI-DADE**

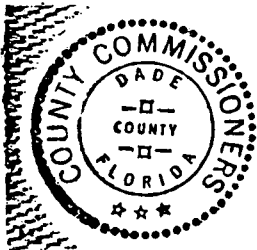
I, Earl Jones, as Deputy Clerk for the Miami-Dade County Department of Planning and Zoning as designated by the Director of the Miami-Dade County Department of Planning and Zoning and Ex-Officio Secretary of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. Z-17-04 adopted by said Board of County Commissioners at its meeting held on the 13<sup>th</sup> day of May, 2004.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this the 24<sup>th</sup> day of May, 2004.

  
\_\_\_\_\_

Earl Jones, Deputy Clerk (3230)  
Miami-Dade County Department of Planning and Zoning

**SEAL**





DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

□ 111 NW 1 STREET, SUITE 1210  
MIAMI, FLORIDA 33128  
(305) 375-2800

PERMITTING AND INSPECTION OFFICE

11805 S.W. 26 Street  
MIAMI, FLORIDA 33175

□ IMPACT FEE SECTION  
(786) 315-2670 • SUITE 145

□ ZONING INSPECTION SECTION  
(786) 315-2660 • SUITE 223

□ ZONING PERMIT SECTION  
(786) 315-2666 • SUITE 106

□ ZONING PLANS PROCESSING SECTION  
(786) 315-2650 • SUITE 113

May 27, 2004

Gary & Roxana Sloan  
c/o Jerry Proctor  
2500 First Union Financial Center  
Miami, FL 33131

Re: Hearing No. 03-1-CZ14-4  
Location: The south side of S.W. 234 Street and lying  
approximately 1,064' west of S.W. 207 Avenue,  
Miami-Dade County, Florida

Dear Applicant:

Enclosed herewith is Resolution No. Z-17-04, adopted by the Board of County Commissioners, which granted the appellant withdrawal of the appeal and your withdrawal of the entire application without prejudice on the above-described property.

Sincerely,

A handwritten signature in cursive script that reads 'Earl Jones'.

Earl Jones  
Deputy Clerk

Enclosures